

079.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

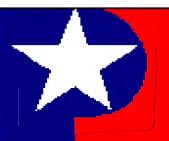
Total Card / Total Parcel

800,700 / 800,700

APPRAISED: 800,700 / 800,700

USE VALUE: 800,700 / 800,700

ASSESSED: 800,700 / 800,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: PADALS REALTY LLC		
Owner 2:		
Owner 3:		
Street 1: 25 BLACKWELL ST		
Street 2:		
Twn/City: DORCHESTER		
St/Prov: MA	Cntry	Own Occ: N
Postal: 02122	Type:	

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN M -
Owner 2: PADALS REALTY LLC -
Street 1: PO BOX 292
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .343 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1951, having primarily Vinyl Exterior and 1456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14930	Sq. Ft.	Site			0	70.	0.52	5			Med. Tr	-10					546,774						546,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							14930.000		243,900		10,000		546,800		800,700							
Total Card							0.343		243,900		10,000		546,800		800,700		Entered Lot Size					
Total Parcel							0.343		243,900		10,000		546,800		800,700		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID							
079.0-0001-0005.0							
Tax Yr							
2022	104	FV	243,900	10000	14,930.	546,800	800,700
2021	104	FV	231,900	10000	14,930.	546,800	788,700
2020	104	FV	231,900	10000	14,930.	546,800	788,700
2019	104	FV	213,000	10300	14,930.	554,600	777,900
2018	104	FV	213,000	10300	14,930.	414,000	637,300
2017	104	FV	200,400	10300	14,930.	374,900	585,600
2016	104	FV	200,400	10300	14,930.	359,300	570,000
2015	104	FV	168,800	10600	14,930.	304,600	484,000

Parcel ID

079.0-0001-0005.0

Date

12/23/2021

Notes

Year end

Date

12/10/2020

Time

12/18/2019

Notes

Year End Roll

Date

1/3/2019

Time

12/20/2017

Notes

Year End Roll

Date

1/3/2017

Time

1/4/2016

Notes

Year End Roll

Date

12/11/2014

Time

6433

Notes

mmcmakin

Date

12/06/2021

Time

11:40:40

Notes

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor								Notes			
NYBERG JONATHAN	79155-77	1	11/16/2021	Intra-Corp				355,000	No	No	
GOOD ENERGY LLC	79155-71	1	11/16/2021	Mult Lots				1	No	No	
BOSCO STEPHEN J	62350-529		7/30/2013	Mult Lots				625,000	No	No	
JONES JOHN J	40650-59		8/27/2003					385,000	No	No	
SPARTICCHINO GEO	28687-87		6/10/1998	Family				1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/28/1999	494	Det. Gar	10,000					ADD NEW GARAGE	9/17/2018	MEAS&NOTICE	PH	Patrick H
									5/28/2009	Measured	189	PATRIOT
									10/25/2000	Hearing Chag	163	PATRIOT
									1/10/2000	Meas/Inspect	276	PATRIOT
									7/31/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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